

Appraisal First, Inc
Jim Hollenberg
904 E Meadowlark St
Springfield, Missouri 65810

www.appraisalfirstinc.biz

Carolyn Nancy Queen
1124 S New
Springfield, MO 65807

Re: Property: 1045 S Ferguson Ave
Springfield, MO 65807-1318
Borrower: Carolyn Nancy Queen
File No.: 1111802-26-12

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.


The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.


This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,


James Hollenberg
Appraisal First, Inc
jim@appraisalfirstinc.biz



SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	1045 S Ferguson Ave
	Legal Description	EDGEWOOD PARK ADD LOT 47
	City	Springfield
	County	Greene
	State	MO
	Zip Code	65807-1318
	Census Tract	0004.00
	Map Reference	44180
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower/Client	Carolyn Nancy Queen
	Lender	Carolyn Nancy Queen
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,357
	Price per Square Foot	\$ N/A
	Location	Urban
	Age	86A
	Condition	Average/Market
	Total Rooms	6
	Bedrooms	3
	Baths	1
APPRAISER	Appraiser	James Hollenberg
	Date of Appraised Value	April 28, 2011
VALUE	Final Estimate of Value	\$ 55,000



INVOICE

TO:

NA
Carolyn Nancy Queen
1124 S New
Springfield, MO 65807

Telephone Number: (417) 429-8468
Alternate Number:

Fax Number:
E-Mail:

INVOICE NUMBER

1111802-26-12

DATE

4/28/2011

REFERENCE

Internal Order #: 1111802-26-12
Lender Case #:
Client File #:
Main File # on form: 1111802-26-12
Other File # on form: Queen
Federal Tax ID: 51-0669676
Employer ID:

DESCRIPTION

Lender: Carolyn Nancy Queen
Purchaser/Borrower: Carolyn Nancy Queen
Property Address: 1045 S Ferguson Ave
City: Springfield
County: Greene
Legal Description: EDGEWOOD PARK ADD LOT 47
Client: Carolyn Nancy Queen
State: MO
Zip: 65807-1318

FEES

	AMOUNT
1004 URAR	250.00
SUBTOTAL	250.00

PAYMENTS

	AMOUNT
Check #: 3033 Date: 4/28/2011 Description: personal check	250.00
Check #: Date: Description:	
Check #: Date: Description:	
SUBTOTAL	250.00
TOTAL DUE	\$ 0